

Board of County Commissioners

Division of Planning & Development

Planning Department

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Development Review Committee Meeting **November 17, 2003**

Members Present: Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Marie Keenum-911 Coordinator, Becky Howard-Deputy Clerk, Skip Lukert-Building Official, Dan Hickey-Fire Services, Michael Springstead-Springstead Engineering, Barry Ginn-Ginn Engineering, Dan Hickey-Fire Services, Brad Burris-Fire Services, Terry Neal-Attorney and Alysia Akins-Secretary.

The meeting convened at 2:00 P.M.

Mr. Helms moved to approve the minutes of the November 10, 2003 meeting. Mr. Lukert seconded the motion and the motion carried.

Old Business

None

New Business

Chandler Mini-Warehouses - Medium Development - Conceptual Review

Darrell Chandler, property owner, Denise Chandler, Mr. Chandler's wife, Benny Bedenbough and Ken Barrett, H & B Engineers, Inc., were present and requesting conceptual approval to construct 4 phases of mini-warehouses. The first phase will consist of the driveway and building #1 with a bathroom. There is no security lighting, fencing or dumpster proposed. All buildings will be utilized as mini-warehouses. There will be a building with climate control. The required setbacks for an entrance sign are 10'. The Chandlers have a current storage facility with no outdoor lighting provided. There are certain hours of operation proposed. Water facilities will be provided by the Lake Panasoffkee Water Association. The proposed height for the buildings is 10'. There is a type "B" screening requirement, which is a vegetative buffer. The Committee had concerns regarding no fencing or lighting being proposed.

Mr. Helms moved for preliminary plan approval subject to revised plans being submitted addressing staff comments. Mr. Springstead seconded the motion and the motion carried.

VOS-Sunset Pointe Neighborhood Recreation Center-Major Development-Engineering Review

Mr. Jeff Head, Farner Barley and Associates, was present and requesting engineering plan approval to construct a postal facility and a pool building. Items that were discussed

were: curb cuts into the existing sidewalks, entrance, stop bars and stripping. The Southwest Florida Water Management Permit needs to be submitted.

Mr. Springstead moved for engineering approval subject to revised plans being submitted that address staff comments. Mr. Helms seconded the motion and the motion carried.

VOS-Hickory Grove Villas-Major Development-Preliminary Review

Mrs. Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary plan approval on a 75-unit subdivision. Mr. Springstead requested the emergency access details be shown on the engineering plans.

Mr. Helms moved for preliminary plan approval. Mrs. Keenum seconded the motion and the motion carried.

VOS-Unit 90-Major Development-Engineering Review

Mrs. Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering plan approval on a 94-unit subdivision. Items for discussion were: master irrigation plan, signed and sealed plans, regulatory agency permits and fire hydrant distance from the edge of pavement.

Mr. Springstead moved for engineering plan approval subject to revised plans being submitted addressing staff comments. Mr. Helms seconded the motion and the motion carried.

VOS-Bailey Ridge Villas-Major Development-Engineering Review

Mrs. Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering plan approval on a 57-unit subdivision. Items discussed were: regulatory agency permits, emergency access details, and location of interior walls.

Mr. Springstead moved for engineering plan approval subject to revised plans being submitted addressing staff comments. Mrs. Keenum seconded the motion and the motion carried.

VOS-Buena Vista Blvd./Phase III/Part II-Major Development-Preliminary and Engineering Review

Mr. Jeff Head, Farner Barley and Associates, was present and requesting preliminary plan and engineering plan approval to construct .63 miles of road. Regulatory agency permits are needed. The road classification needs to be added to the cover sheet.

Mr. Helms moved for preliminary and engineering plan approval subject to revised plans being submitted addressing staff comments. Mr. Springstead seconded the motion and the motion carried.

VOS-Villages Financial Center-Final Plat Review

Mr. Bill Bowsky, Farner-Barley and Associates, was present and requesting final plat approval on a 6-lot/3-tract development. The roads within the development were discussed. Parr Drive will be a county road. Mrs. Rogers will get clarification as to the status of Campbell Avenue and Preston Drive. The development will be plat-build. The engineer for the project will need to furnish an itemized cost for the improvements to the County Engineer for review. The performance guarantee is 125% of the cost. After the improvements are completed, the certification of completion, record drawings and a two-year maintenance agreement will be furnished to the County. Regulatory agency permits are needed. Comments had not been received from the County Surveyor for this development.

Mr. Helms moved to table this item to the meeting of November 17, 2003. Mr. Lukert seconded the motion and the motion carried.

VOS-Hialeah Villas (replat)-Final Plat Review

Mr. Bill Bowsky, Farner-Barley and Associates, was present and requesting final plat approval on an 85-lot/4-tract subdivision. Staff comments were discussed. Comments from the County Surveyor had not been received for this development.

Mr. Helms moved for final plat approval subject to revised plans being submitted addressing staff comments and any surveyor comments, when received. Mrs. Keenum seconded the motion and the motion carried.

Q&A Public Forum

None

The next meeting is scheduled for November 17, 2003.

The meeting adjourned at 2:35 P.M.